

QUITCLAIM DEED WITH COVENANT

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KNOW ALL MEN BY THESE PRESENTS, that State Street Bank & Trust Company, Trustee for EMC Trust 2, Series 1993-L2 Bondholders, a national banking association with an address of 225 Franklin Street, Boston, Massachusetts 02110 (GRANTOR), acting through EMC Mortgage Corporation, its Attorney in Fact, and on behalf of itself, its successors and assigns, for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto Pamela A. Poirier, with a mailing address of 20 Gilman Street, Apt. 1, Waterville, Maine 04901 (GRANTEE), her heirs and assigns forever, WITH QUITCLAIM COVENANTS, that certain lot or parcel of land, with any buildings thereon, located at 47 Edgemont Avenue, Waterville, in the County of Kennebec, and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

IN TESTIMONY WHEREOF, the said State Street Bank & Trust Company, Trustee for EMC Trust 2, Series 1993-L2 Bondholders has caused this instrument to be executed in its corporate name by its Attorney in Fact, EMC Mortgage Corporation, a Delaware corporation, and has caused its corporate seal to be hereto affixed, by resolution thereunto duly authorized, on this 13th day of April, 1996.

WITNESS:

EMC Mortgage Corporation as Attorney in Fact for State Street Bank & Trust Company, Trustee for EMC Trust 2, Series 1993-L2 Bondholders

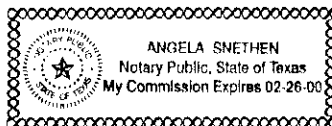
J. Halden

By:

Print Name: CHRIS M. ALCEDOIts: ASST. VICE PRESIDENT

State of Texas
County of Dallas

Personally appeared before me this 13th day of April, 1996, Chris M. Alcedo, Asst. Vice President of the above named EMC Mortgage Corporation as Attorney in Fact for State Street Bank & Trust Company, Trustee for EMC Trust 2, Series 1993-L2 Bondholders and acknowledged the foregoing to be his/her free act and deed in said capacity and the free act and deed of said EMC Mortgage Corporation as Servicer for State Street Bank & Trust Company, Trustee for EMC Trust 2, Series 1993-L2 Bondholders.



Angela Snethen

Notary Public

Print Name:

My Commission Expires:

EXHIBIT A

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine being more particularly bounded and described as follows, to wit:

Those certain lots or parcels of land situate in Waterville and being identified as Lots numbered 97 and 98 as shown on a plan entitled "Edgemont Park" prepared by John H. Burleigh, C.E., and dated August, 1905 and recorded in the Kennebec County Registry of Deeds in Plan Book 2, Page 63.

Being the same premises conveyed to State Street Bank and Trust Company, Trustee for EMC Trust 2, Series 1993-L2 Bondholders by Quitclaim Deed from State Street Bank and Trust Company, Trustee for EMC Trust 2, Series 1993-L2 Bondholders dated May 24, 1995 and recorded in the Kennebec County Registry of Deeds in Book 4902, Page 119.

RECEIVED

96 APR 11 AM 9:00

NOTES: *Handwritten signature*
REGISTER OF DEEDS